

**REVISED ATTACHMENT B2
Woodcreek Policy Plan Overlay District
PP-11-01
Land Use and Development Standards**

Statement of Purpose

The purpose and intent of this policy plan overlay district (PPO) is to provide for the establishment of specific site development standards and general residential standards consistent with the establishment of a 66 home suburban residential subdivision and related open space areas and public infrastructure. Under the policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and provides needed flexibility in addressing the concerns of area residents in better maintaining the suburban residential character of the area.

Permitted uses

The following uses are allowed by right on the 66 parcels identified for residential development on the Development Plan.

ALLOWED USES** See Definitions Section 28-10		
A= Allowed by right		
	Permitted Uses	Additional Regulations
RESIDENTIAL USES		
A. DWELLINGS		
Primary dwelling	A	28.72.10(A)
Secondary dwelling, detached or attached	A	28.72.10(A), except 650 sq.ft. max
B. OTHER RESIDENTIAL USES		
Home occupation <i>Type I</i>	A	28.72.40(B)(2)
Temporary subdivision sales office	A	28.72.40(B)(4); Must be conducted within a model home or a temporary commercial coach

The following permitted uses are allowed by right on the parcels identified as Open Space lots on the Development Plan:

Ornamental, drought-tolerant landscaping

Accessory uses

Any subordinate use which is customarily incidental to the residential use of the primary dwelling or a secondary dwelling, and which is located on the same lot as the primary or secondary dwelling, is permitted as an accessory use on the parcels identified for residential development on the Development Plan. Accessory buildings shall not exceed 200 square feet and shall comply with 28.72.10(B)(1). No accessory uses are allowed on the parcels identified as Open Space lots on the Development Plan.

Conditional uses

The following uses are conditionally permitted on the parcels identified as Open Space lots on the Development Plan, provided a use permit is first obtained in accordance with section 28.106 of the Solano County Code:

Commercial vineyard

Prohibited uses

All uses not specifically identified herein as permitted uses, accessory uses, or conditional uses are prohibited within the area shown on the Development Plan.

Architectural standards for dwelling units

Primary dwellings and secondary dwellings shall comply with the architectural standards of subsection 28.91.30 and shall conform to one of the following architectural styles:

1. Vineyard Farmhouse

Originally found in European Mediterranean countries, France, Spain and Italy. The "Vineyard Farmhouse" building typology evolved in the United States from the earliest examples on the east coast in the Hudson Valley area (circa 1700 – 1800) to the farms and wineries we find in Northern California today.

In keeping with historic rural architecture of the area the Vineyard Farmhouse is a graceful blend of gable roof, stucco wall farmhouses combined with winery stone rooms and cellars.

The identifying elements of the Vineyard Farmhouse are low-pitched gable roofs with flat concrete tiles and light sand finish stucco walls. These are predominately stucco wrapped houses with a stone or brick accent applied to a concentrated area of the house to imply the wine room vernacular.

The use of black wrought iron at entry gates, balcony railings and light fixtures is welcome as well as optional metal roof accents.

2. European Cottage

The European Cottage home is an eclectic style with details coming from many different influences. The style captures in form the concept of a romantic and picturesque architecture. Following WW1 it became increasingly popular throughout the country. Because it is an eclectic style of architecture it can assume many different one and two story forms of massing and have a wide variety of details.

The identifying elements of the European Cottage style are hipped or gabled roofs with a medium to steep pitched slope. Roof overhangs can be tight or stucco enclosed as a flared or "bell-cast" shape. Slate appearance concrete roof tiles or asphalt shingles are common. Walls are stucco wrapped and a variety of textured finishes are acceptable. Optional wood gable - end accents at front elevations are encouraged. Shutters, wood balconies and ganged windows at feature locations are typical

3. American Bungalow

The appeal of the American Bungalow is the simplicity and artistry of the form. Homeowners across the country have long appreciated the practical efficiencies of the home layout combined with the iconic beauty of the arts & crafts movement. Bungalow homes are found in every size and shape from small beach cottages to Pasadena estate homes. A Bungalow homes main characteristic is its low - profile front porch and massive chimney.

The identifying elements of the American Bungalow style are the forward facing low pitch gable roofs and wide front porch. Roof overhangs are broad and have decorative shaped ends at feature locations. Roof materials can be asphalt shingle or flat concrete roof tiles. Walls are stucco or horizontal lap siding or a blend of both. Windows are upper half multi-paned. Porches have tapered wood columns on a tapered stucco base. Column bases may be stone or brick veneer as an option.

Examples of these architectural are shown on sheet DP-3 of the Development Plan.

Dwelling design shall be consistent with the suburban residential nature of the area. Colors and materials shall be suitable and complimentary to the architectural style of the homes. Exterior light fixtures shall be aimed downward and shielded to prevent glare or reflection. Exterior building materials shall be composed of minimum 50% low-reflectance, non-polished finishes.

Prior to issuance of a building permit for any new dwelling or for the substantial exterior alteration of any existing dwelling, architectural approval shall be obtained by the building permit applicant pursuant to section 28.102 of the Solano County Code, which request shall be considered by the Zoning Administrator.

Sign standards

Two (2) permanent entrance signs identifying the subdivision are allowed at each of the subdivision entrance points. Signage shall be composed of minimum 50% low-reflectance, non-polished finishes.

Temporary subdivision marketing signage is allowed per County zoning standards in section 28.96.

Height, building coverage, and yard setbacks

Development Standards for Dwellings and Accessory Buildings	
Development Feature	Requirement
Minimum Lot Area	10,000 sq. ft.
Building coverage	<i>Minimum or maximum gross floor area</i>
Primary dwelling	1,000 square feet minimum
Secondary dwelling	650 square feet maximum.
Accessory building	200 square feet maximum
Setbacks	<i>Minimum setbacks required. .</i>
Front	25 feet from property line 45 feet from centerline of street
Sides (each) ¹	5 feet minimum
Sides (combined)	15 feet minimum combined
Rear ¹	15 feet minimum
Exceptions	Covered porches may extend 5 feet into front and rear setback area
Maximum Height: Dwelling ²	40 ft., measured above pad height
Accessory building	10 ft above grade

1. Lots that abut Rockville Road or Oakwood Drive shall include a minimum setback of 25 feet from the side of the parcel that is adjacent to the roadway. For some lots, this may be considered the side setback and for other lots, this may be considered the rear setback.
2. Dwellings on lots that abut Rockville Road or Oakwood Drive shall be limited to a single story, and shall not exceed a maximum height of 25 feet.

Landscaping

All landscaping shall be drought-tolerant. Landscaping of the parcels identified as Open Space lots on the Development Plan shall conform to the Master Landscape Plan approved by the Director of Resource Management.

Parking and loading requirements

Consistent with the R-TC-10 zoning district standards

On-street parking is limited to designated parking areas of streets A-E, as shown on the Development Plan.

Additional development standards

Fireplace Restrictions: Gas-only fireplaces in new residences. This does not preclude outdoor fireplaces that may be otherwise permitted in the County.

Noise generating mechanical equipment (e.g., HVAC units) shall be selected to be of a type that would not produce noise in excess of County noise standards and/or shall be shielded or located at a distance that would reduce noise levels at noise-sensitive outdoor activity areas for both on- and off-site residences to acceptable levels, as directed by the Solano County General Plan. Shielding may include the use of fences or partial equipment enclosures. To provide effectiveness, fences or barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings (achievable noise reductions from fences or barriers can vary, but typically range from approximately 5-10 dB, depending on construction characteristics, height, and location).

Residential Construction: New construction and substantial improvement of any residential structure shall have the lowest habitable floor, including basement, elevated at least 12 inches above the level of the base flood elevation number specified on the FIRM (Flood Insurance Rate Map)

Streetlights: Streetlights shall be installed at intersections only and shall be of the shielded down focus variety.

Performance standards (e.g., hazardous materials and waste management)

Shall comply with all provisions of Section 28.70 and 28.72.10A1

Site specific policies to ensure consistency with surrounding uses

Dwellings on lots adjacent to Oakwood Drive are limited to single story, not to exceed twenty-five (25) feet in total height.

Exceptions and general provisions

All public and private roads within the area shown on the Development Plan shall be constructed and maintained in compliance with all applicable provisions of the Solano County roadway design and improvement standards, including Section 1-8 addressing emergency access, except that the minimum allowed width of right of way is reduced to forth (40) feet.

DEVELOPMENT PLAN

See Development Plan, Sheets DP-1, DP-2, DP-3, and DP-4